

0' 300' 600' 900'

Scale: 1" = 300'

SYMBOL LEGEND

- FEMA LIMITS (PER NFHL DATA)
- x- WIRE FENCE
- ⊙ CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

JAMES W. MCADAMS AND
 JAMES D. MCADAMS
 CALLED 1317.04 ACRES
 INSTRUMENT No. 70188
 O.R.W.C.T.

F.M. JACKSON SURVEY
 ABSTRACT NO. 298

JAMES W. MCADAMS AND
 JAMES D. MCADAMS
 CALLED 1317.04 ACRES
 INSTRUMENT No. 70188
 O.R.W.C.T.

DONNA SUE ASHWORTH
 CALLED 100 ACRES
 VOL. 248, PG. 695
 D.R.W.C.T.

JOHN T. MOREHEAD 1/3 LEAGUE
 ABSTRACT NO. 365

REMAINDER OF
 LISA GWEN BYERS WARNER
 CALLED 60.00 ACRES
 VOL. 837, PG. 581
 O.R.W.C.T.

PETER ORNIC SURVEY
 ABSTRACT NO. 425

McADAMSCOPELAND LLC,
 CALLED 292.35 ACRES
 EXHIBIT "B"
 INSTRUMENT No. 64307
 O.R.W.C.T.

111.767 ACRES

MONTWALK HOLDINGS, LTD.
 VOL. 1215, PG. 689
 O.R.W.C.T.
 (CERTIFICATE OF MERGER)

POWELL EASTEX PROPERTIES, LTD
 CALLED 110.00 ACRES
 "PROPERTY No. K02"
 VOL. 211, PG. 567
 O.R.W.C.T.

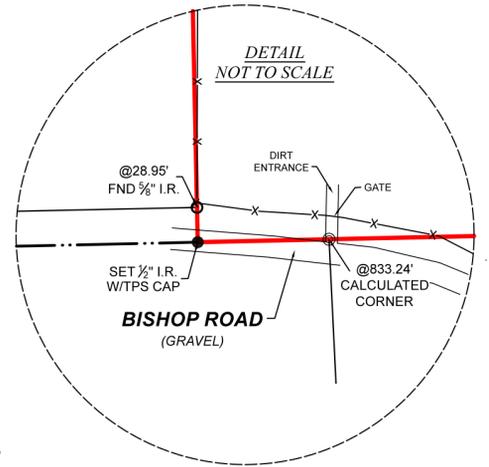
LISA GWEN BYERS VURNETT
 CALLED 1.00 ACRE
 VOL. 8, PG. 328
 O.R.W.C.T.

DONNA MARIE CROCKER
 CALLED 13.54 ACRES
 VOL. 653, PG. 807
 O.R.W.C.T.

BRENDA GAYLE JAMES
 CALLED 11.20 ACRES
 VOL. 653, PG. 812
 O.R.W.C.T.

PATRICK DANIEL DONOVAN
 CALLED 11.2 ACRES
 VOL. 653, PG. 816
 O.R.W.C.T.

POB
 FND 1/2" I.R.
 N: 10,287,912.28
 E: 3,740,096.52



SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
 STEWART TITLE GUARANTY COMPANY
 G.F. NO.: 20-10937
 EFFECTIVE DATE: JANUARY 11, 2026

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE
 FOLLOWING ITEM(S) LISTED IN SCHEDULE B, OF SAID TITLE
 COMMITMENT:

- 10A. WATER LINE EASEMENT TO WALKER COUNTY SPECIAL UTILITY DISTRICT, PER VOL. 970, PG. 382, O.R.W.C.T. (BLANKET)
- 10B. BOUNDARY LINE AGREEMENT, PER VOL. 997, PG. 728, O.R.W.C.T. (DOES AFFECT / SHOWN HEREON)

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100
 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL
 NO. 48471C0225D, HAVING AN EFFECTIVE DATE OF 08-16-2011.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE
 GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO
 THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE
 COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

ADDRESS.....BISHOP ROAD, HUNTSVILLE, TX, 77320
 LEAGUE.....JOHN T. MOREHEAD 1/3 LEAGUE, A - 365
 SUBJECT.....111.767 ACRES
 COUNTY.....WALKER

TEXAS PROFESSIONAL SURVEYING

 3032 N. Frazier, Conroe, Texas 77303
 Ph: 936.756.7447 Fax: 936.756.7448
 www.surveyingtexas.com
 Firm No. 10083400

PROJECT	41893
FIELD DATE	02-12-2026
DRAWN BY	ADV
CHECKED BY	MJW
FIELD CREW	JN
REV 1	---
REV 2	---
REV 3	---
REV 4	---

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921



BEING A 111.767 ACRE TRACT OF LAND SITUATED IN THE JOHN T. MOREHEAD SURVEY, ABSTRACT NUMBER 365, WALKER COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 110.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO POWELL EASTEX PROPERTIES, LTD., RECORDED IN VOLUME 211, PAGE 567, OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS (O.R.W.C.T.), FURTHER BEING CONVEYED BY A CERTIFICATED OF MERGER TO MONTWALK HOLDINGS, LTD., RECORDED IN VOLUME 1215, PAGE 689, O.R.W.C.T., SAID 111.767 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

BOUNDARY SURVEY

EDWARD MILLER SURVEY
 ABSTRACT NO. 358

ZONE "X"

ZONE "X"

ZONE "A"

ZONE "X"

ZONE "A"

ZONE "X"

ZONE "A"

ZONE "X"

ZONE "A"

ZONE "X"

ZONE "X"

ZONE "X"